



STAFF REPORT ACTION REQUIRED

450 Pape Avenue – Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act

Date:	March 29, 2010
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Acting Director, Policy & Research, City Planning Division
Wards:	Toronto-Danforth – Ward 30
Reference Number:	

SUMMARY

This report recommends that City Council include the property at 450 Pape Avenue (William Harris House) on the City of Toronto Inventory of Heritage Properties and state its intention to designate the property under Part IV, Section 29 of the Ontario Heritage Act.

At its meeting of September 15, 2009, Toronto and East York Community Council referred a letter dated September 10, 2009 from Councillor Paula Fletcher to the Director, Policy and Research, City Planning Division, to consider a request to have the property at 450 Pape Avenue designated as a heritage property and to report to the Toronto Preservation Board and Toronto and East York Community Council on this matter.

Following research and evaluation, staff have determined that the property at 450 Pape Avenue meets Regulation 9/06, the criteria prescribed by the Province of Ontario for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. If City Council states its intention to designate the property, the owner would be required to apply to Council for permission to alter and/or demolish the building and structures under Part IV, Sections 33 and 34 of the Ontario Heritage Act.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council include the property at 450 Pape Avenue (William Harris House) on the City of Toronto Inventory of Heritage Properties.
2. City Council state its intention to designate the property at 450 Pape Avenue (William Harris House) under Part IV, Section 29 of the Ontario Heritage Act.
3. If there are no objections to the designation in accordance with Section 29(6) of the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the bills in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.
4. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, City Council direct the City Clerk to refer the proposed designation to the Conservation Review Board.
5. If the proposed designation is referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision on the proposed designation of the property.

Financial Impact

There are no financial implications resulting from the adoption of this report. The public Notice of Intention to Designate will be advertised on the City's web site in accordance with the City of Toronto Act provisions.

DECISION HISTORY

At its meeting of September 15, 2009, Toronto and East York Community Council referred a letter dated September 10, 2009 (Attachment No. 5) from Councillor Paula Fletcher to the Director, Policy and Research, City Planning Division, respecting a request to have the property at 450 Pape Avenue designated as a heritage property.

ISSUE BACKGROUND

Councillor Fletcher's letter indicated that the Riverdale Historical Society had requested that the Councillor initiate the designation of the property under the Ontario Heritage Act. The Riverdale Historical Society had advised the Councillor's office that local residents were concerned about the future of the site, which had been vacated by the Salvation Army. Relatives of the original property owner, William Harris, had appealed to the Councillor's office to preserve the site, and a property nomination form was directed to Heritage Preservation Services.

COMMENTS

Staff have prepared a Heritage Property Research and Evaluation Report (Attachment No. 4), that outlines the history, architecture and context of the property, and evaluates it according to Ontario Regulation 9/05, the criteria prescribed by the Province of Ontario for municipal designation.

The Reasons for Designation (Statement of Significance) are found in Attachment No. 3. The property at 450 Pape Avenue, containing the William Harris House, is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the categories of design, associative and contextual value. Completed in 1901, the William Harris House (1901) is an excellent and well-crafted example of a house form building that represents a transition from the exuberant Queen Anne Revival styling of the late 19th century to the more restrained Edwardian Classicism that characterized domestic architecture in the early 1900s. The residence was commissioned by one of Toronto's leading businessmen, occupied by his family for nearly 30 years, and subsequently owned for over 75 years by the Salvation Army. With its distinctive appearance and location on an expansive lot on the northwest corner of Pape and Riverdale avenues, the William Harris House is a local landmark in the Riverdale neighbourhood.

A location map (Attachment No. 1) and photographs (Attachment No. 2) are attached. The Reasons for Designation (Statement of Significance) are intended to be posted on the City of Toronto's web site and served on the owners of 450 Pape Avenue and on the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act. The Reasons for Designation include a statement of the cultural heritage value of the property with a description of its heritage attributes.

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SIGNATURE

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City Planning Division

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ATTACHMENTS

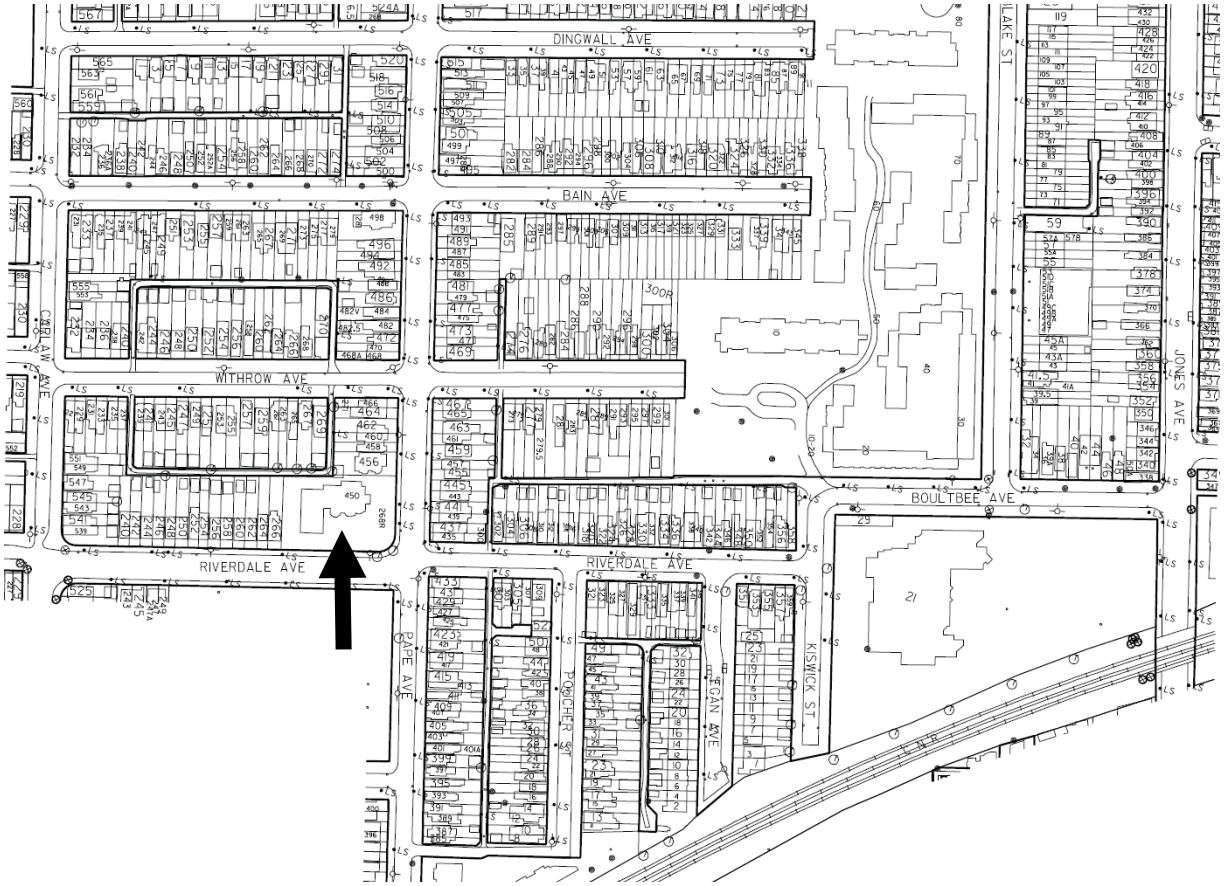
Attachment No. 1 – Location Map

Attachment No. 2 – Photographs

Attachment No. 3 – Reasons for Designation (Statement of Significance)

Attachment No. 4 – Heritage Property Research and Evaluation Report

Attachment No. 5 – Letter from Councillor Fletcher to Toronto and East York Community Council (September 10, 2009)



The **arrow** marks the location of the site.

This location map is for information purposes only;
The exact boundaries of the property are not shown.



Principal (east) façade



Contextual view, showing the property at the northwest corner of Pape Avenue (right) and Riverdale Avenue (left)

William Harris House (Cranfield House)

Description

The property at 450 Pape Avenue is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual value. Located on the northwest corner of Pape Avenue and Riverdale Avenue, the William Harris House (1901) is a 2½-storey house form building that was also historically known as Cranfield House.

Statement of Cultural Heritage Value

The William Harris House has design value as an excellent and well-crafted example of a representative house form building dating to the turn of the 20th century that blends features of the Queen Anne Revival style with Edwardian Classicism. The sprawling irregularly-shaped plan, with its mixture of materials, the combination of the window shapes and roof details inspired by British medieval prototypes, is typical of Queen Anne Revival design, while the classical elements, including columned porches and patterned mullions, are associated with the more restrained architecture of the Edwardian era. The William Harris House is an important surviving example of residential architecture in Riverdale that is distinguished by its dramatic design.

Historically, the property is associated with William Harris, a leading Toronto businessman who in 1869 established W. Harris and Company to manufacture animal by-products. In 1901, Harris founded the Harris Abattoir Company Limited, which subsequently merged with the William Davies Company and similar enterprises to form the nationally recognized Canada Packers Limited. Members of the Harris family occupied the house at 450 Pape Avenue for nearly 30 years.

In 1930, William Harris's heirs transferred the property at 450 Pape Avenue to the Salvation Army, an institution of national importance in Canada. An international Christian organization, the Salvation Army was introduced to Canada in 1882 and became the largest non-governmental direct provider of social services in the country. During its ownership of the property for over 75 years, the Salvation Army operated its Bethany Home for pregnant women at 450 Pape Avenue, a service that evolved to offer childcare skills and encourage educational training for young mothers.

The William Harris House is also associated with the career of Toronto architect Henry Simpson. In practice from 1888 to 1922, Simpson produced many landmark buildings in Toronto, including Cooke's Presbyterian Church, the Isolation Hospital and the Metallic Roofing Company's office and showroom. Because many of Simpson's most recognized

projects have not survived, the William Harris House is an important extant example from his practice.

Contextually, with its distinctive appearance and its placement on a corner site where both the lot and the house form building surpass the size of other residential properties in the neighbourhood, the William Harris House is a local landmark in Riverdale.

Heritage Attributes

The heritage attributes of the property at 450 Pape Avenue are:

- The 2½-storey house form building
- The scale, form and massing
- The irregularly-shaped plan
- The hipped roof with Flemish gables, hipped dormers and tall brick chimneys
- The red brick cladding with brick, sandstone, wood and glass details
- On the principal (east) façade, the central entrance with a wood door with a glass insert, sidelights and transom (the east verandah has been replaced)
- The detailing on the south elevation where an open curved porch with classical detailing is flanked by bow windows
- The fenestration on the east and south elevations, where flat-headed openings with sandstone labels contain wood sash windows with stained glass (first floor) oval-shaped mullions (second floor) or lozenge-shaped mullions (attic storey)
- The north wall, with its regularly-placed fenestration
- The west wing, which displays on the south wall an enclosed single-storey multi-sided sunporch with classical detailing
- The surviving stone and ironwork fence along the east edge of the property
- The setback of the house from Pape Avenue and Riverdale Avenue, with a circular drive in front of the main (east) entrance

The 2½-storey west addition (designed in 1965) is not described as a heritage attribute.

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



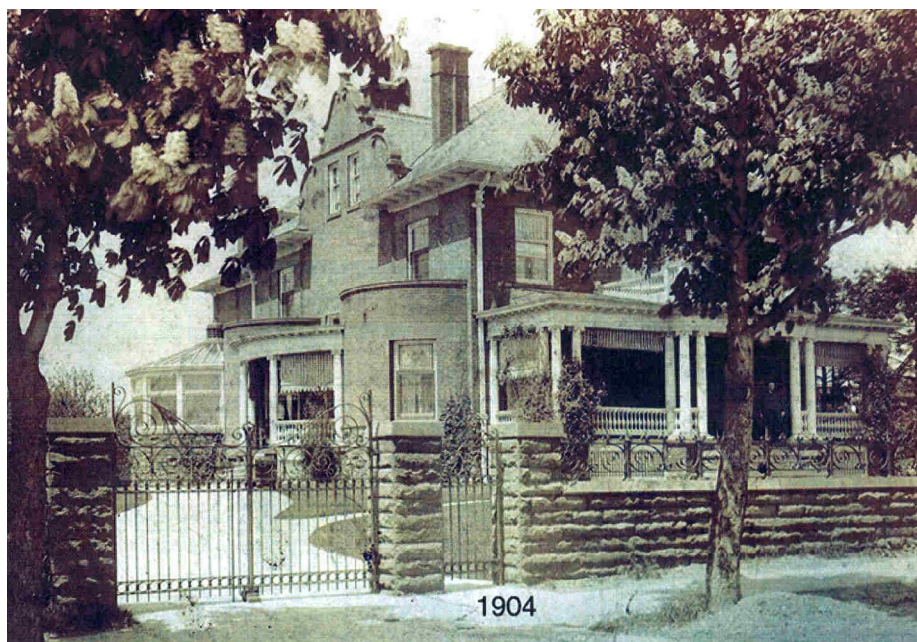
WILLIAM HARRIS HOUSE (CRANFIELD HOUSE)
450 PAPE AVENUE, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

March 2010

1. DESCRIPTION



William Harris House (Cranfield House), c. 1904
(Source: Harris Family, www.harris-history.com)

450 Pape Avenue: William Harris House (Cranfield House)	
ADDRESS	450 Pape Avenue (northwest corner of Riverdale Avenue)
WARD	30 (Toronto-Danforth)
LEGAL DESCRIPTION	Plan 587E, Lot 8 and Part Lot 7
NEIGHBOURHOOD/COMMUNITY	Riverdale
HISTORICAL NAME	William Harris House (Cranfield House)
CONSTRUCTION DATE	1901
ORIGINAL OWNER	William Harris, industrialist
ORIGINAL USE	Residential (single detached house)
CURRENT USE*	Vacant * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	Henry Simpson, architect
DESIGN/CONSTRUCTION	Brick construction with brick, stone, wood and glass details
ARCHITECTURAL STYLE	Queen Anne Revival and Edwardian Classicism
ADDITIONS/ALTERATIONS	Post-1930, east verandah replaced with porch; 1965, addition, 2½-storey west wing, Louis O. Simonson, architect
CRITERIA	Design/Physical, Historical/Associative and Contextual
HERITAGE STATUS	cultural heritage evaluation
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	March 2010

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the William Harris House at 450 Pape Avenue, and applies evaluation criteria to determine whether the property has cultural heritage value. The conclusions of the research and evaluation are found in section 4 (Summary).

i. HISTORICAL TIMELINE

Key Date	Historical Event
1901 May	Tax assessment rolls record an “unfinished house” valued at \$13,000 on William Harris’s property on Pape Avenue
1901 June	Building permit #82 is issued to William Harris for a 2 ½-storey house on Pape Avenue with Henry Simpson identified as the architect
1902 May	According to the tax assessment rolls, the William Harris House is complete and valued at \$18,000
1903 Apr	Nellie Harris marries at “Cranfield House,” which is identified as the residence of William Harris (Globe, April 3, 1903, 8)
1914 May	William Harris dies at his residence at 450 Pape Avenue (Globe, May 12, 1914, 9)
1922 Aug	William Harris’s widow, Caroline, subdivides the property under Plan 587E
1926 Oct	Joseph Harris, Caroline’s youngest son, inherits the property with the house at 450 Pape Avenue
1930 Apr	Joseph and Beatrice Harris transfer the property at 450 Pape Avenue to the Salvation Army
1944 Dec	The Salvation Army’s alterations to its ‘girls’ home’ are approved (in the first in a series of interior alterations recorded in the City of Toronto Building Records)
1965 Dec	Architect Louis O. Simonson prepares plans for the rear (west) addition to the Salvation Army’s Bethany Home

ii. HISTORICAL BACKGROUND

Riverdale

The property at 450 Pape Avenue is located in the Riverdale neighbourhood, which originated as an unincorporated area informally known as “Don Mount” and “Riverside,” names that reflected its location on the east bank of the Don River. Access to the area from the city was limited to a few bridges across the Don until the arrival of the Grand Trunk Railway (now CNR) in the mid 19th century opened the district to residential, industrial and commercial development. In 1884, the City of Toronto annexed Riverdale as part of a large area that extended north of Eastern Avenue to the Danforth and east from the Don River toward present-day Greenwood Avenue. While annexation delivered municipal services and public transportation to Riverdale, the completion of the multi-lane Prince Edward (Bloor Street) Viaduct in 1919 improved the link between downtown Toronto and the neighbourhoods east of the Don River.

William Harris

Prior to the annexation of Riverdale, William Harris acquired substantial acreage in the area, including property on present-day Pape Avenue north of the railway line. A native of Marston, England where he trained as a butcher, Harris moved to Toronto in the second half of the 19th century and became one of city's most successful businessmen. He established the "W. Harris and Company" in 1869, and was joined by his brother in making "sausage and bologna casings, fertilizers and fertilizer materials, animal oils, etc."¹ on "Pape's Avenue" north of the railway. When residential development encroached, Harris relocated the company – with its noxious odours – to a more remote site on Danforth Avenue near Coxwell.² By 1910, the W. Harris and Company was also described in city directories as the proprietors of the Toronto Cold Storage Company on Church Street, which offered facilities for the storage of fruit and animal products.

In 1901, William Harris established the Harris Abattoir Company Limited on Strachan Avenue before relocating that enterprise to the Union Stockyards in West Toronto in 1913. Following his death and under the direction of his sons, William T. and James Harris, the Harris Abattoir Company merged with the William Davies Company and other leading meat processors to create Canada Packers Limited in 1927. The latter enterprise was later amalgamated with the Maple Leaf Mills conglomerate to form today's Maple Leaf Foods.

450 Pape Avenue

After William Harris relocated his business from Pape Avenue, he continued to reside on the property with his wife, Caroline Richardson, and their 10 children. In May 1900, the tax assessment rolls described the family residence as a one-storey-and-basement wood building valued at \$2500.³ One month later, the trade journal Contract Record invited tenders for a house for William Harris on Pape Avenue that was designed by Toronto architect Henry Simpson. This structure was under construction by August 1900 when the cornerstone was laid. In the spring of 1901, an "unfinished house" with an assessed value of \$13,000 was recorded on the property. However, the building permit for the dwelling was not issued until June 1901, confirming Simpson as the architect of a 2½-storey brick house. By May 1902, the Harris family occupied their new residence, which

¹ Robinson, Vol. 2, 1885, 189

²As development crept eastward along the Danforth, the W. Harris and Company moved again, building a complex on Keating Street that was later demolished for construction of the Don Valley Parkway

³This description is confirmed by a Harris family photograph. Its appearance was similar to that of the surviving Robert Sargent House (later known as the Neil Bain House, c. 1860), which is located at 14 Dingwall Avenue in Riverdale where it is designated under Part IV, Section 29 of the Ontario Heritage Act. When Harris moved into his new house at 450 Pape Avenue, the original dwelling at 420 Pape was rented and later demolished to extend the grounds of Pape Avenue School.

was named “Cranfield House” in honour of the ancestral village of William’s wife, Caroline.⁴

William Harris died at home in May 1914. His property on the west side of Pape Avenue was parcelled into a 40-lot subdivision that was registered under Plan 587E in October 1922.⁵ An oversized lot was reserved for the William Harris House, which was occupied by his wife, Caroline, until her death in 1926. The site was inherited by Joseph Harris, who transferred the property to the Salvation Army in 1930, purportedly donating half of the sale price to the purchaser.⁶

The Salvation Army retained the property at 450 Pape Avenue for 75 years. As an international Christian movement founded in England in 1864, the Salvation Army blended its evangelical role with social activism. After arriving in Canada in 1882, its presence was met initially with scepticism. However, the organization won nationwide respect for its social welfare work, which included soup kitchens, men’s hostels, women’s and children’s shelters, prisoners’ services and maternity hospitals. The Salvation Army operated its Bethany Home for pregnant women at 450 Pape Avenue. In the closing decades of the 20th century, the role of this institution evolved from one of facilitating adoptions to supporting young mothers in acquiring childcare skills and continuing their education. In early 2010, the site stood vacant.

Henry Simpson, Architect

The William Harris House at 450 Pape Avenue was designed by Toronto architect Henry Simpson. After serving an apprenticeship with E. J. Lennox (whose portfolio included the landmark Old City Hall), Simpson sought additional architectural training in New York City. The architect returned to Toronto in 1888 where he established a solo practice, apart from brief partnerships with Charles J. Gibson, James Ellis and Robert Young. Simpson received a series of commissions that brought him recognition, ranging from the landmark Cooke’s Presbyterian Church on Queen Street East and the Isolation Hospital near Gerrard and Broadview, to industrial buildings in the King-Spadina neighbourhood and residences in Rosedale. William Harris may have been aware of Simpson’s reputation for designing factories and warehouses in the King-Dufferin (now Liberty Village) area where Harris’s first abattoir was located. Simpson also prepared the plans for a house (1897) for the successful Toronto brick maker John Price on Greenwood Avenue, south of Gerrard, which was located a short distance from Harris’s Pape Avenue residence. The William Harris House was featured in the Toronto Architectural Eighteen Club’s catalogue for 1901. The architect’s association with the

⁴ The origin of the name is described in “450 Pape Avenue, William Harris House, Heritage Nomination,” www.harris-history.com, and cited in a social notice in *The Globe* in April 1903.

⁵ A portion of Plan 587E is shown on the extract from Goad’s Atlas for 1910 revised to 1924, which is reproduced in Section 6 of this Heritage Property Research and Evaluation Report.

⁶ “450 Pape Avenue, William Harris House, Heritage Nomination,” www.harris-history.com

Harris family continued, as Simpson prepared the plans for a house and stable for William's son, William T. Harris, at Broadview and Bain Avenues in 1909.⁷

iii. ARCHITECTURAL DESCRIPTION

The appearance of the William Harris House is typical of the transitional architecture of the turn of the 20th century when the exuberant styles that marked the late 1800s were being supplanted by more restrained designs. In this case, the William Harris House combines features of the Queen Anne Revival and elements from Edwardian Classicism. The Queen Anne Revival was among the most fashionable styles devised for residential architecture at the end of the 19th century, which was introduced to Toronto with the appearance of Haddon Hall (1883), department store founder Robert Simpson's Bloor Street East mansion. Inspired by 16th and 17th century British architecture and promoted by the notable architect Richard Norman Shaw, the Queen Anne Revival mixed medieval and classical elements in compositions that were not historically accurate but offered innovative and surprising combinations. While Queen Anne Revival designs continued to appear up to the World War I era, after 1900 a reaction against its exaggerated detailing set in. Instead, architects during the Edwardian period (1901-1910) executed designs that illustrated symmetrical compositions with Classical detailing.

The William Harris House displays the characteristics of the Queen Anne style, including the picturesque composition where the roof details with shaped gables and oversized chimneys are drawn from medieval precedents. These features are combined with classically-inspired elements that forecast the Edwardian Classical style, particularly the columned porches and window detailing. Rising 2½ stories above a coursed stone base, the house form building features an asymmetrically-shaped plan. The intricate hipped roof has extended eaves, hipped dormers with paired window openings, and elaborate brick chimneys (the north chimney has been altered). Flemish gables with sandstone trim highlight the principal (east) and south facades. The William Harris House is clad with red brick and features brick, sandstone, wood and glass details.

On the east façade, the main entrance is raised and features a wood door with a glass insert and decorative glass in the sidelights and transom. The wood porch, with modest Classical detailing and a flat roof forming a balcony, is a replacement, and the original second-storey door has been replaced.⁸ In the first storey, the east entrance is flanked by large flat-headed openings containing wood sash windows with stained glass in the upper lights. The window openings in the second floor are slightly reduced in size and feature oval-shaped mullions, while those in the attic level have lozenge motifs. Corbelled brickwork highlights the second storey and attic level. The east wall is set back at the north end, while the north elevation has regularly placed fenestration highlighted with

⁷ *Construction* (February 1909), 77

⁸ The original full-length verandah, shown in the archival photograph on the second page of this Heritage Property Research and Evaluation Report, was indicative of the Queen Anne Revival with its intricately turned balustrades, clustered Ionic columns supporting a sloped roof with a wide cornice, and a wood-trimmed balcony that is accessed from the second floor

brick flat arches. Near the northeast corner of the building, a datestone reads “this stone was laid by Joseph Harris, August 1900.”

Equal attention is focused on the long south elevation facing Riverdale Avenue, where the Queen Anne Revival style is expressed in the undulating composition that mixes projecting windows and porches. In the centre of the wall, the first-floor door and window openings are protected by an open single-storey curved wood porch with Ionic columns, which is surmounted by a monumental sandstone lintel. On either side, single-storey bow windows incorporate wood sashes with stained glass and are highlighted with sandstone band courses. In the second floor and the half-storey beneath the Flemish gable, the pattern and detailing of the fenestration mimics that introduced on the east façade.

The main body of the house is extended to the west by a complementary wing, which features a single-storey multi-sided enclosed sunporch on the south elevation. The windows in the upper floor are highlighted with sandstone trim. Attached to the west end of the building, a three-storey addition commissioned by the Salvation Army is not identified as a heritage attribute.

A section of the fence, with its stone base, decorative ironwork and stone gate posts, extends along the east end of the property. The three remaining posts mark the entrances to the curved drive that is visible in the aerial view found in Section 6 of this report.

iv. CONTEXT

The William Harris House is located on the northwest corner of Pape Avenue and Riverdale Avenue in a primarily residential neighbourhood in Riverdale. Anchoring the south side of the intersection is Pape Avenue Public School (1898), which is recognized on the City of Toronto’s heritage inventory. The William Harris House is a dominant feature on Pape Avenue, where its size exceeds that of the neighbouring house form buildings and its lot encompasses half of the block along Pape Avenue from Riverdale Avenue north to Withrow Avenue.

3. EVALUATION CHECKLIST

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. While the criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, the City of Toronto uses it when assessing properties for inclusion on the City of Toronto Inventory of Heritage Properties. The evaluation table is marked “N/A” if the criterion is “not applicable” to the property or X if it is applicable, with explanatory text below.

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	X
ii. displays high degree of craftsmanship or artistic merit	X
iii. demonstrates high degree of scientific or technical achievement	N/A

Representative example of a style and type that displays a high degree of craftsmanship – The William Harris House is an excellent and well-crafted example of a house form building that mixes features from the architectural styles that were predominant at the turn of the 20th century. Elements of the Queen Anne Revival and Edwardian Classical styles are combined in a dramatic composition. The hallmarks of the Queen Anne Revival that were inspired by English medieval architecture are present in the design, namely the sprawling plan, irregular massing, and mixture of materials, as well as the elaborate roofline, extended chimneys, Flemish gables, and bow windows. At the same time, the classically-detailed porches and oval- and lozenge-shaped window patterns mark the transition to the more restrained Edwardian Classicism. All of the elements display a high degree of craftsmanship, highlighted by sandstone detailing, corbelled brickwork and decorative glass. The setting of the house on an expansive corner lot with a section of the original stone and ironwork fence along Pape Avenue is an important feature of its design.

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	X
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	N/A
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	X

Person - The property at 450 Pape Avenue is directly associated with William Harris, who commissioned and occupied the house as his primary residence. Harris rose from humble origins as an English-born butcher to found the W. Harris and Company on his Pape Avenue property where he manufactured animal by-products. The success of this venture led to Harris’s establishment of the Harris Abattoir Company, which emerged as a forerunner to the nationally recognized company, Canada Packers. Following his death in May 1914, Harris was described as “one of the leading men identified with the live stock industry in Canada.”⁹

Organization – For 75 years, the property at 450 Pape Avenue was owned by the Salvation Army, the Christian evangelical movement that is internationally recognized for its work in social welfare causes. The Salvation Army operated its Bethany Home for pregnant women at this location and, over the decades, changed its focus from arranging

⁹ The Globe (May 12, 1914), 9

adoptions to supporting young mothers in developing childcare skills and continuing their education.

Architect - The William Harris House reflects the practice of Henry Simpson, who was described as “one of the best known of Toronto architects in the era of building expansion.”¹⁰ During a career that lasted from 1888 until his retirement in 1922, Simpson designed a wide range of residential, commercial, industrial and institutional buildings that showed his agility with the popular styles of this period. The William Harris House displays Simpson’s adept handling of the transitional architectural styles that marked the turn of the 20th century. Since many of Simpson’s best-known works have been demolished, the William Harris House as an important surviving example from his portfolio.¹¹

Contextual Value	
i. important in defining, maintaining or supporting the character of an area	N/A
ii. physically, functionally, visually or historically linked to its surroundings	N/A
iii. landmark	X

Landmark - With its distinctive appearance, its placement on a highly visible corner property opposite Pape Avenue School, the scale of both the lot and the house form building in relation to the surrounding neighbourhood, and the setback of the dwelling from Pape Avenue and Riverdale Avenue, the William Harris House is a local landmark in Riverdale.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 450 Pape Avenue has cultural heritage value for its design, associative and contextual significance. The William Harris House is an excellent and well-crafted example of the Queen Anne Revival and Edwardian Classical styles applied to a residential building according to the designs of the noted Toronto architect Henry Simpson. The house form building was commissioned and first occupied by William Harris, an important Toronto industrialist whose company was a forerunner to Canada Packers. For 75 years, the property was associated with the Salvation Army and contributed to that organization’s role in social welfare activities in Toronto. With its dramatic appearance, combined with its scale and position on a prominent corner lot in Riverdale, the William Harris House is a neighbourhood landmark.

¹⁰ Mail and Empire (December 17, 1926), 14. On the same date, Simpson’s obituary in The Globe passed briefly over his architectural career to describe him as “a ventriloquist of some repute” who “frequently appeared in public” in his younger days

¹¹ Among Simpson’s most lauded commissions, Cooke’s Presbyterian Church on Queen Street East, the non-denominational Bethany Chapel on University Avenue, and the Isolation Hospital beside the Don Jail were demolished, while portions of the Metallic Roofing Company’s Showroom were re-erected in the Ontario Heritage Trust’s headquarters at 10 Adelaide Street East.

5. SOURCES

Archival Sources

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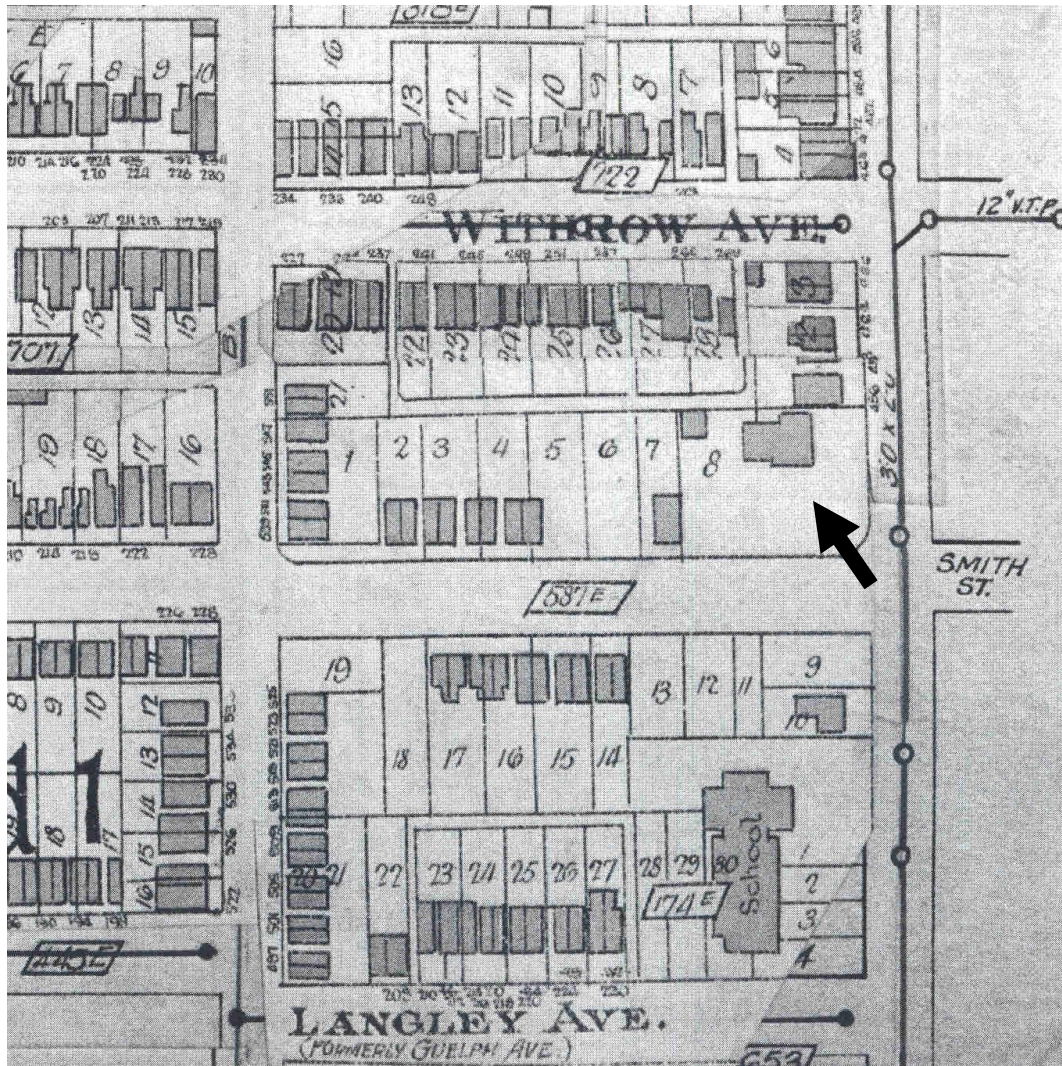
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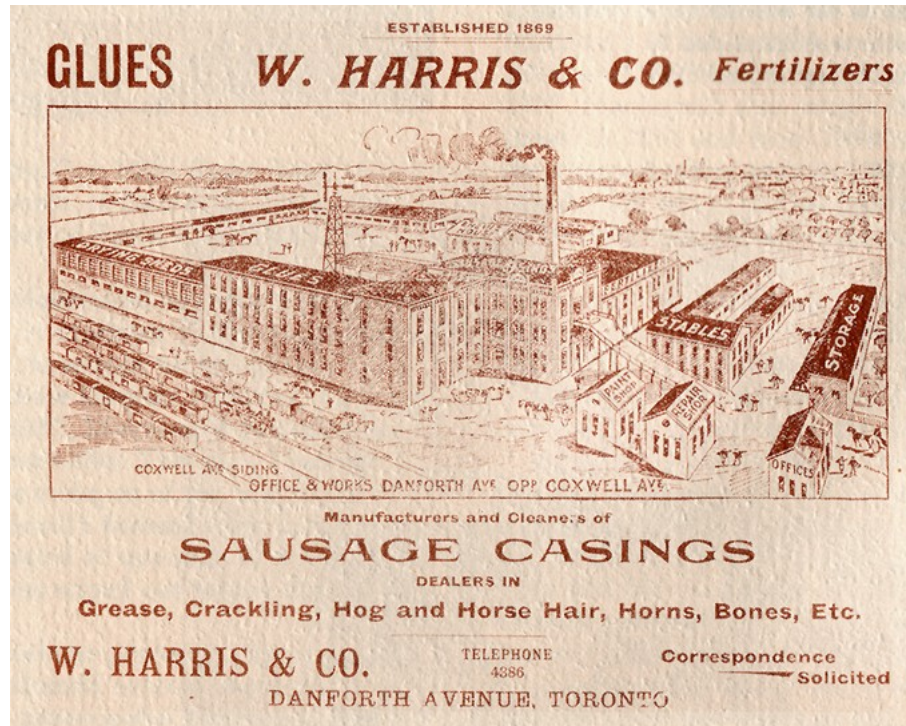
Nasmith, Catherine, Riverdale Heritage Conservation District Plan, Phase 1, May 2008

“Toronto Pork Packing Plant,” www.lostrivers.ca/points/porkpacking

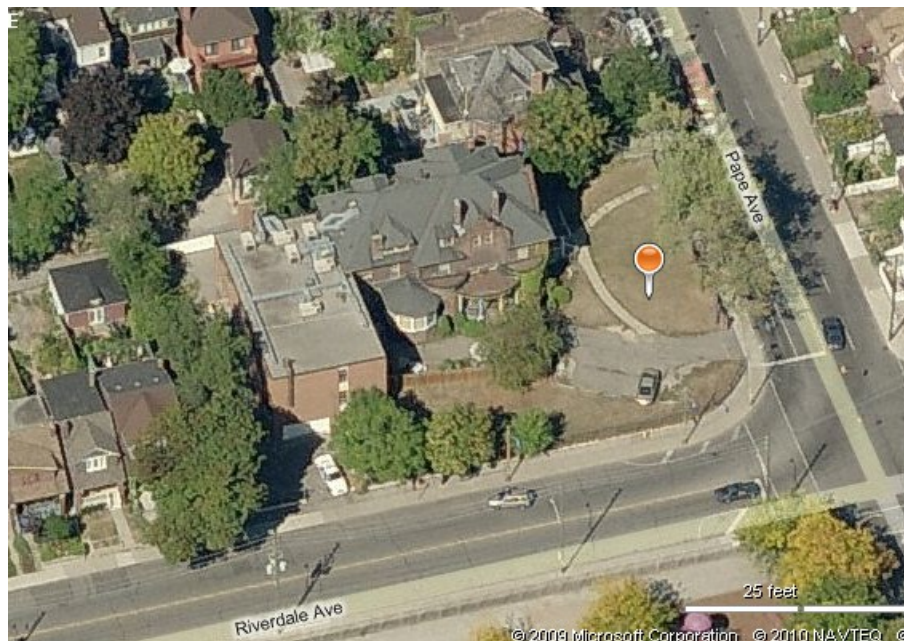
6. IMAGES



Extract, Goad's Atlas, 1910 revised to 1913, showing the William Harris House on the west side of Pape Avenue, north of present-day Riverdale Avenue



Advertisement for the W. Harris and Company from the City Directory, 1900
 (Reproduced in Myrvold, The Danforth in Pictures, 1979, 16)



Aerial view, showing the size of the property in relation to the adjoining sites, as well as the circular drive off Pape Avenue
 (Source: www.bing.com/maps)



View of the principal (east) façade (left) and north elevation (right), March 2010



View of the principal (east) façade facing Pape Avenue (right) and the south elevation overlooking Riverdale Avenue (left)

TE27.170



方卓怡 市議員 **Paula FLETCHER**

Councillor Toronto-Danforth Ward 30

Thursday September 10, 2009

Councillor Pam McConnell, Chair
Toronto East York Community Council

Re: Request to have 450 Pape Avenue designated as a Heritage Property

Dear Councillor McConnell and Members of the TEYCC:

I have received a request from the Riverdale Historical Society to have the property at 450 Pape designated as a heritage building. The house is known as the Harris/Cranfield House and is of historical significance to the history of Toronto as well as Riverdale. .

Currently, the house is unoccupied and listed for sale at a price of \$2.5 million dollars. Residents are concerned this property may be sold and would like to ensure the building is preserved. . Relatives of William Harris have also come forward to request assistance in the hope that this building can be preserved.

I would like to recommend that Heritage Preservation Services assist in having 450 Pape designated as a heritage property.

Sincerely,

Paula Fletcher
City Councillor, Ward 30



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